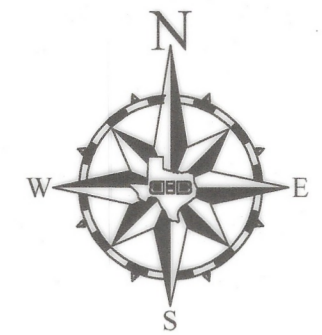


PROJECT LOCATION

G. CULWELL SURVEY
ABSTRACT No. 2833
SEC 58

202211754 PLAT Total Pages: 4



200 100 0 200 400
GRAPHIC SCALE: 1" = 200 Feet

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked 'BHB INC' unless otherwise noted.
4. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
5. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
6. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevation data placed on this plat.
7. No lot or parcel shown on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this plat at Parker County. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
8. Water Supply Source: Walnut Creek Special Utility District
9. Sewer Disposal: On-site septic.
10. Subject property is not within any ETJ Jurisdiction.
11. Unless otherwise noted all gas pipelines are within a 20' gas pipeline easement based upon the centerline of the existing gas pipeline by this plat. All other gas pipelines are covered by easements granted by others.

VARIABLE DRAINAGE EASEMENT

A variable width drainage easement encompasses any and all existing creeks, gullies, ravines, sloughs, or other natural drainage courses and are hereby dedicated as easements for drainage purposes. No construction, or filling without the written approval from the County shall be allowed within a drainage easement. No obstruction to the natural flow of water shall occur

OWNER:
The Ranches at Valley View, LLC
665 Simonds Road
Williamstown, Massachusetts 01267

LAND SURVEYOR:
BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

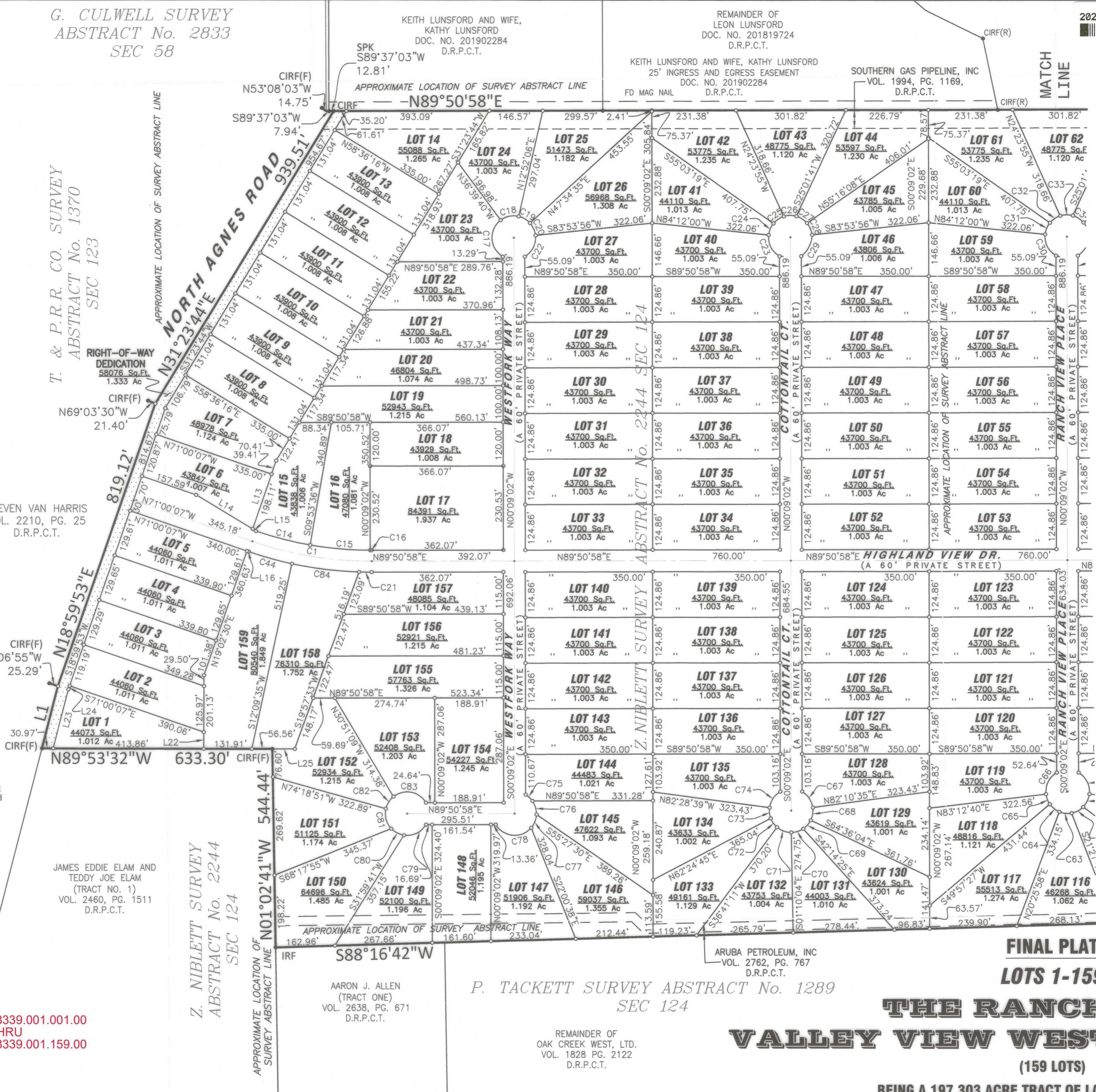
6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300

STEVEN VAN HARRIS
VOL. 2210, PG. 25
D.R.P.C.T.

FLOOD ZONE NOTE

By scaled location subject property lies within OTHER AREAS (ZONE X) - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C150E, Map Revised September 26, 2008.

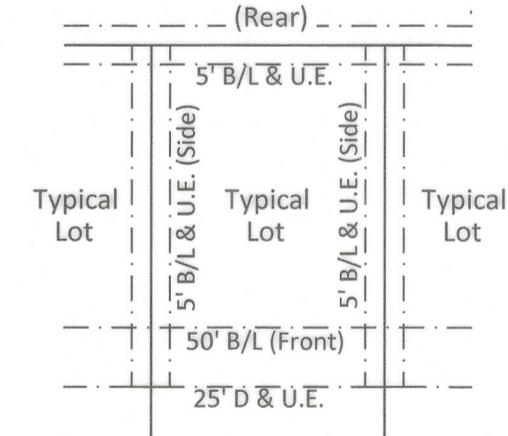
THE SOLE PURPOSE OF THIS CORRECTION PLAT IS TO CHANGE THE NAME OF THE SUBDIVISION.



LEGEND

- BL.....Building Line
- CIRF.....Found 5/8" Capped Iron Rod Marked "BHB INC"
- CIRF(F).....Found 5/8" Iron Rod with 2" Aluminum Cap Marked "CLINTON W. FARRIS RPLS 4144"
- CIRF(R).....Found 1/2" Capped Iron Rod Marked "RPLS 2023"
- D.R.P.C.T.....Deed Records, Parker County, Texas
- D & UE.....Drainage and Utility Easement
- FD.....Found
- IRF.....1/2" Iron Rod Found
- IP.....Iron Pipe
- IR.....Iron Rod Found
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- P.R.P.C.T.....Plat Records, Parker county, Texas
- SPK.....MAG Spike

Building Setback Line Example



Street R.O.W.

18339
SP
H-4

FINAL PLAT
LOTS 1-159

THE RANCHES AT
VALLEY VIEW WEST SUBDIVISION
(159 LOTS)

BEING A 197.303 ACRE TRACT OF LAND SITUATED WITHIN

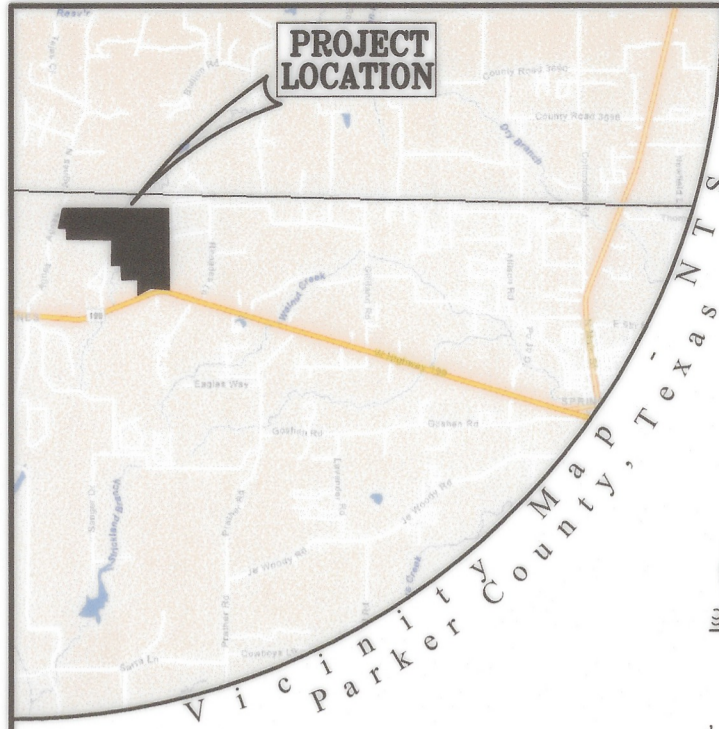
P. TACKETT SURVEY, ABST. NO. 1289, T & P.R.R. CO. SURVEY, ABST. NO. 1370, SEC. 123 & A. NIBLETT SURVEY, ABST. NO. 2669, SEC. 124 & Z. NIBLETT SURVEY ABST. NO. 2244, SEC. 124

PARKER COUNTY, TEXAS

MARCH 2022

F 198

SHEET 1 OF 4

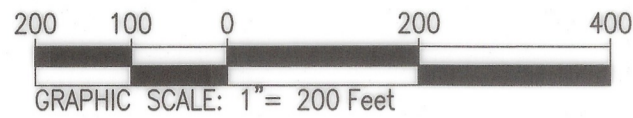
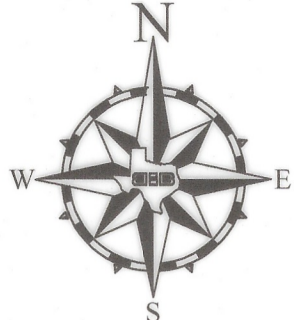


M.E.P. & P.R.R. CO. SURVEY ABSTRACT No. 2846 SEC 57

SAMUEL J. STONE
DOC. NO. 201907833
D.R.P.C.T.

SMJ RANCH, LTD
VOL. 1797, PG. 758
D.R.P.C.T.

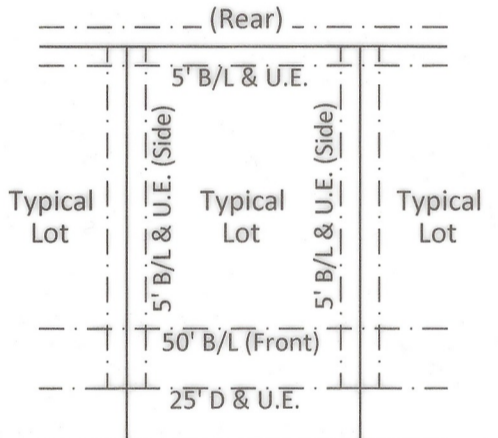
APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE



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-5/8" Capped Iron Rod Marked "BHB INC" Set
- P.R.P.C.T.....Plat Records, Parker county, Texas
- SPK.....MAG Spike

Building Setback Line Example



J. FRANKLIN SURVEY
ABSTRACT No. 1744
SEC 124

ALEJANDRO MORALES
AND SONIA MUNOZ
DOC. NO. 202026831
D.R.P.C.T.

DAKOTA JAMES LUNSFORD
CHASTITY FAY KELLY
DOC. NO. 201806702
D.R.P.C.T.
(VOL. 1371, PG. 1539)

T. & P.R.R. CO. SURVEY
ABSTRACT No. 1369
SEC 117

THE SOLE PURPOSE OF THIS CORRECTION PLAT IS TO CHANGE THE NAME OF THE SUBDIVISION.

FINAL PLAT
LOTS 1-159
THE RANCHES AT VALLEY VIEW WEST
SUBDIVISION

(159 LOTS)
BEING A 197.303 ACRE TRACT OF LAND SITUATED WITHIN
P. TACKETT SURVEY, ABST. NO. 1289,
T & P.R.R. CO. SURVEY, ABST. NO. 1370, SEC. 123 &
A. NIBLETT SURVEY, ABST. NO. 2669, SEC. 124 &
Z. NIBLETT SURVEY ABST. NO. 2244, SEC. 124
PARKER COUNTY, TEXAS

MARCH 2022

F198

SHEET 2 OF 4

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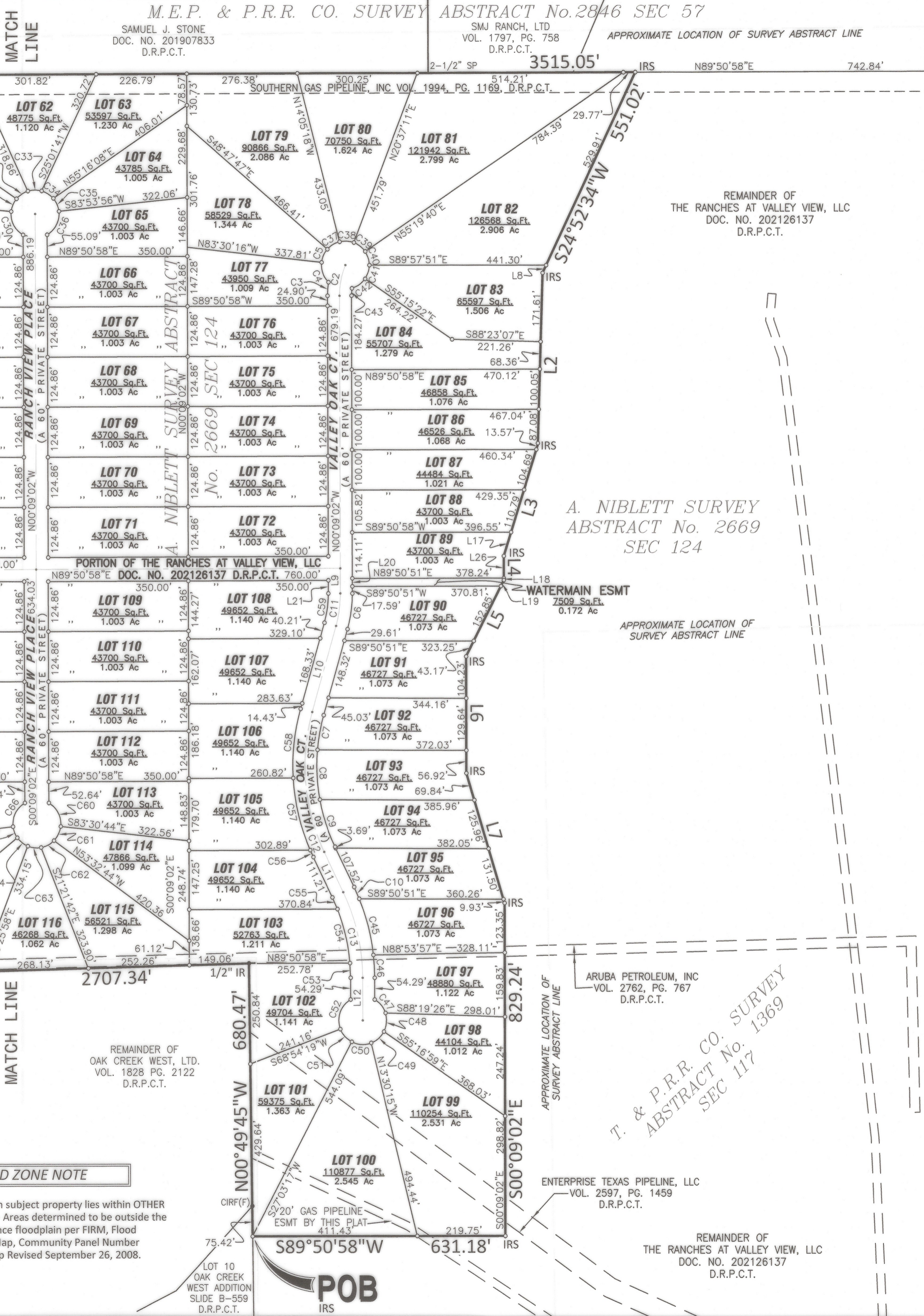
FLOOD ZONE NOTE

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OWNER:
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665 Simonds Road
Williamstown, Massachusetts 01267

LAND SURVEYOR:
BIB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300



A. NIBLETT SURVEY
ABSTRACT No. 2669
SEC 124

APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE

T. & P.R.R. CO. SURVEY
ABSTRACT No. 1369
SEC 117

ENTERPRISE TEXAS PIPELINE, LLC
VOL. 2597, PG. 1459
D.R.P.C.T.

REMAINDER OF THE RANCHES AT VALLEY VIEW, LLC
DOC. NO. 202126137
D.R.P.C.T.

LOT 10
OAK CREEK WEST ADDITION
SLIDE B-559
D.R.P.C.T.

POB
IRS

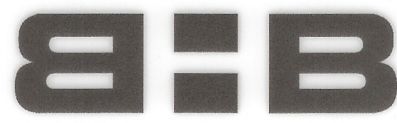
Line Table		
Line #	Direction	Length
L1	N14°26'59"E	176.30
L2	S1°36'53"W	427.10
L3	S17°04'03"W	290.91
L4	S0°09'02"E	60.00
L5	S26°11'41"W	212.77
L6	S0°09'02"E	290.80
L7	S16°24'37"E	337.23
L8	S24°52'34"W	21.11
L9	S0°09'02"E	62.61
L10	S15°31'21"W	222.96
L11	S25°25'34"E	111.21
L12	S0°09'02"E	106.26
L13	S18°59'53"W	158.70
L14	N58°57'54"W	181.40
L15	S58°57'54"E	10.41
L16	S71°00'07"E	5.18
L17	S17°04'03"W	61.86
L18	S0°09'02"E	4.99
L19	S26°11'41"W	16.75
L20	N0°09'02"W	20.00
L21	N0°09'02"W	32.61
L22	S0°06'26"W	45.66
L23	N14°26'59"E	167.44
L24	N18°59'53"E	10.27
L25	N89°54'36"W	61.53
L26	S0°09'02"E	55.01

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	19°08'55"	1000.00'	334.21'	S80°34'34"E	332.65'
C2	22°26'16"	200.00'	78.32'	S11°04'06"W	77.82'
C3	8°31'21"	230.00'	34.21'	S4°06'39"W	34.18'
C4	51°24'33"	60.00'	53.84'	S19°12'33"E	52.05'
C5	34°42'29"	60.00'	36.35'	S23°50'58"W	35.79'
C6	15°40'23"	330.00'	90.27'	N7°41'09"E	89.99'
C7	10°41'23"	470.00'	87.69'	N10°10'39"E	87.56'
C8	15°09'49"	470.00'	124.39'	N2°44'56"W	124.02'
C9	15°05'44"	470.00'	123.83'	N17°52'42"W	123.47'
C10	3°26'09"	530.00'	31.78'	N23°42'30"W	31.78'
C11	15°40'23"	300.00'	82.06'	S7°41'09"W	81.81'
C12	40°56'55"	500.00'	357.34'	S4°57'07"E	349.79'
C13	25°16'32"	500.00'	220.57'	S12°47'18"E	218.79'
C14	9°06'17"	970.00'	154.14'	S75°33'15"E	153.98'
C15	9°48'26"	970.00'	166.03'	S85°00'36"E	165.83'
C16	0°14'13"	970.00'	4.01'	N89°58'04"E	4.01'
C17	113°29'22"	60.00'	118.85'	S3°24'21"E	100.35'
C18	49°31'46"	60.00'	51.87'	S78°06'13"W	50.27'
C19	34°42'29"	60.00'	36.35'	N59°46'40"W	35.79'
C20	36°19'21"	60.00'	38.04'	N24°15'45"W	37.40'
C21	1°55'59"	1030.00'	34.75'	S89°11'03"E	34.75'
C22	65°57'02"	60.00'	69.06'	N26°52'27"E	65.31'
C23	65°57'02"	60.00'	69.06'	S27°10'31"E	65.31'
C24	33°25'21"	60.00'	35.00'	S22°30'41"W	34.51'
C25	33°25'21"	60.00'	35.00'	S55°56'02"W	34.51'
C26	33°25'21"	60.00'	35.00'	S89°21'23"W	34.51'
C27	33°25'21"	60.00'	35.00'	N57°13'16"W	34.51'
C28	34°24'31"	60.00'	36.03'	N23°18'20"W	35.49'
C29	50°32'33"	76.50'	67.48'	N26°52'27"E	65.31'
C30	65°57'02"	60.00'	69.06'	S27°10'31"E	65.31'
C31	33°25'21"	60.00'	35.00'	S22°30'41"W	34.51'
C32	33°25'21"	60.00'	35.00'	S55°56'02"W	34.51'
C33	33°25'21"	60.00'	35.00'	S89°21'23"W	34.51'
C34	33°25'21"	60.00'	35.00'	N57°13'16"W	34.51'
C35	34°24'31"	60.00'	36.03'	N23°18'20"W	35.49'
C36	65°57'02"	60.00'	69.06'	N26°52'27"E	65.31'
C37	34°42'29"	60.00'	36.35'	N58°33'27"E	35.79'
C38	34°42'29"	60.00'	36.35'	S86°44'04"E	35.79'
C39	34°42'29"	60.00'	36.35'	N52°01'35"W	35.79'
C40	34°42'29"	60.00'	36.35'	N17°19'06"W	35.79'
C41	34°42'29"	60.00'	36.35'	N17°23'23"E	35.79'
C42	39°46'23"	60.00'	41.65'	N54°37'49"E	40.82'
C43	6°14'17"	170.00'	18.51'	N2°58'06"E	18.50'
C44	6°50'18"	1030.00'	122.93'	S74°25'16"E	122.86'
C45	15°40'24"	530.00'	144.98'	N14°09'14"W	144.53'
C46	6°10'00"	530.00'	57.04'	N3°14'02"W	57.01'
C47	42°14'30"	60.00'	44.24'	N39°01'47"W	43.24'
C48	45°37'40"	60.00'	47.78'	N4°54'18"E	46.53'
C49	41°35'21"	60.00'	43.55'	N48°30'49"E	42.60'
C50	47°44'47"	60.00'	50.00'	S86°49'06"E	48.57'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C51	41°51'02"	60.00'	43.83'	S42°01'12"E	42.86'
C52	80°56'39"	60.00'	84.76'	S19°22'38"W	77.89'
C53	4°30'16"	470.00'	36.95'	S2°24'10"E	36.94'
C54	16°53'42"	470.00'	138.59'	N13°06'09"W	138.09'
C55	3°52'34"	470.00'	31.80'	N23°29'17"W	31.79'
C56	2°04'26"	530.00'	19.18'	N24°23'21"W	19.18'
C57	20°03'14"	530.00'	185.50'	N13°19'31"W	184.56'
C58	18°49'15"	530.00'	174.10'	N6°06'43"E	173.32'
C59	15°40'23"	270.00'	73.86'	N7°41'09"E	73.63'
C60	66°38'18"	60.00'	69.78'	N26°49'53"W	65.92'
C61	38°11'50"	60.00'	40.00'	N25°35'11"E	39.26'
C62	34°56'35"	60.00'	36.59'	N62°09'23"E	36.03'
C63	32°28'03"	60.00'	34.00'	S84°08'17"E	33.55'
C64	32°28'03"	60.00'	34.00'	S51°40'14"E	33.55'
C65	28°38'52"	60.00'	30.00'	S21°06'46"E	29.69'
C66	66°38'18"	60.00'	69.78'	S26°31'49"W	65.92'
C67	52°19'37"	60.00'	54.80'	N33°59'13"W	52.91'
C68	34°20'12"	60.00'	35.96'	N9°20'41"E	35.42'
C69	29°56'08"	60.00'	31.35'	N41°28'52"E	30.99'
C70	33°24'02"	60.00'	34.98'	N73°08'57"E	34.48'
C71	40°22'38"	60.00'	42.28'	S69°57'43"E	41.41'
C72	28°38'52"	60.00'	30.00'	S35°26'58"E	29.69'
C73	28°38'52"	60.00'	30.00'	S6°48'05"E	29.69'
C74	52°19'37"	60.00'	54.80'	S33°41'10"W	52.91'
C75	24°17'55"	60.00'	25.45'	N48°00'04"W	25.26'
C76	38°11'50"	60.00'	40.00'	N16°45'12"W	39.26'
C77	38°11'50"	60.00'	40.00'	N21°26'38"E	39.26'
C78	109°18'25"	60.00'	114.47'	S84°48'15"E	97.88'
C79	68°30'37"	60.00'	71.74'	N64°06'17"E	67.55'
C80	38°11'50"	60.00'	40.00'	S62°32'30"E	39.26'
C81	56°15'54"	60.00'	58.92'	S15°18'38"E	56.58'
C82	38°11'50"	60.00'	40.00'	S31°55'14"W	39.26'
C83	98°49'49"	60.00'	103.49'	N79°33'56"W	91.13'
C84	10°22'38"	1030.00'	186.55'	S83°01'44"E	186.30'

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THE SOLE PURPOSE OF THIS CORRECTION PLAT IS TO
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F198



FINAL PLAT
LOTS 1-159
THE RANCHES AT
VALLEY VIEW WEST
SUBDIVISION
(159 LOTS)

BEING A 197.303 ACRE TRACT OF LAND SITUATED WITHIN
P. TACKETT SURVEY, ABST. NO. 1289, T & P.R.R. CO. SURVEY, ABST. NO. 1370, SEC. 123 & A.
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PARKER COUNTY, TEXAS

MARCH 2022

SHEET 3 OF 4

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, The Ranches at Valley View, LLC, a Delaware Limited Liability Company, being the owner of the hereon described property to wit:

BEING a tract of land situated within the P. Tackett Survey, Abstract Number 1289, T & P.R.R. CO. Survey, Abstract Number 1370, Section 123, A. Niblett Survey, Abstract Number 2669, Section 124 and the Z. Niblett Survey, Abstract Number 2244, Section 124, Parker County, Texas and being a portion of a tract of land as described by deed to The Ranches at Valley View, LLC., as recorded in Document Number 202126137, Deed Records, Parker County, Texas (D.R.P.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values)

BEGINNING at a 5/8-inch capped iron rod marked "BHB INC" (IRS) set in the common line between the said The Ranches at Valley View tract and Lot 10, Block 1, Oak Creek West Addition, an addition to Parker County, Texas as shown on plat recorded in Slide B-559, Plat Records, Parker County, Texas, (P.R.P.C.T.);

THENCE North 00°49'45" West, with the said common line, passing at a distance of 75.42 feet a found 5/8-inch iron rod with a 2-inch aluminum cap marked "CLINTON W. FARRIS RPLS 4144" (CIRF(F)) for the northernmost corner of said Lot 10, same being the most easterly southeast corner of the remainder of a tract of land as described by deed to Oak Creek West, Ltd., as recorded in Volume 1828, Page 2122, D.R.P.C.T., and now continuing with the common line between the said Oak Creek West remainder tract and the said The Ranches at Valley View tract, in all for a total distance of 680.47 feet to a found 1/2-inch iron rod for the northeast corner of the said Oak Creek West remainder tract, same being a re-entrant corner of the said The Ranches at Valley View tract;

THENCE South 88°16'42" West, with the said common line between the said Oak Creek West remainder tract and the said The Ranches at Valley View tract, passing at a distance of 2242.22 feet the northwest corner of the said Oak Creek West remainder tract, same being the northeast corner of a tract of land as described by deed to Aaron J. Allen (Tract One) as recorded in Volume 2638, Page 671, D.R.P.C.T., and now continuing with the common line between the said Allen tract and the said The Ranches at Valley View tract, in all for a total distance of 2707.34 feet to a found 5/8-inch iron rod for the northwest corner of the said Allen tract, same being in the east line of a tract of land as described by deed to James Eddie Elam and Teddy Joe Elam (Tract No. 1) as recorded in Volume 2460, Page 1511, D.R.P.C.T., and being an ell corner of the said The Ranches at Valley View tract;

THENCE North 01°02'41" West, with the said common line between the said Tract No. 1 and the said The Ranches at Valley View tract, a distance of 544.44 feet to a CIRF(F) for the northeast corner of said Tract No. 1, same being a re-entrant corner of the said The Ranches at Valley View tract;

THENCE North 89°53'32" West, with the common line between the said Tract No. 1 and the said The Ranches at Valley View tract, a distance of 633.30 feet to a CIRF(F) for most westerly southwest corner of the said The Ranches at Valley View tract, same being the northwest corner of the said Tract No. 1, and being in the east line of a tract of land as described by deed to Steven Van Harris as recorded in Volume 2210, Page 25, D.R.P.C.T. and also being the approximate centerline of North Agnes Road;

THENCE with the east line of the said Harris tract and the said approximate centerline North Agnes Road the following courses and distances:

North 14°26'59" East, a distance of 176.30 feet to a point from which a CIRF(F) bears North 72°06'55" West, a distance of 25.29 feet;

North 18°59'53" East, a distance of 819.12 feet to a point from which a CIRF(F) bears North 69°03'30" West, a distance of 21.40 feet;

North 31°23'44" East, a distance of 939.51 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for the northwest corner of the aforesaid The Ranches at Valley View tract, same being in the south line of a tract of land as described by deed to Keith Lunsford and wife, Kathy Lunsford as recorded in Document Number 201902284, D.R.P.C.T., from which a MAG SPIKE bears South 89°37'03" West, a distance of 12.81 feet, from said MAG SPIKE a CIRF(F) bears South 89°37'03" West, a distance of 7.94 feet and then North 53°08'03" West, a distance of 14.75 feet;

THENCE North 89°50'58" East, with the common line between the said Keith Lunsford tract and the said The Ranches at Valley View tract, passing at a distance of 739.31 feet a found MAG Nail for the southeast corner of the said Keith Lunsford tract, same being the southwest corner of a remainder tract of land as described by deed to Leon Lunsford as recorded in Document Number 201819724, D.R.P.C.T., and now continuing with the common line between the said Leon Lunsford remainder tract and the said The Ranches at Valley View tract, passing at a distance of 1825.27 feet a found 1/2-inch capped iron rod marked "RPLS 2023" for the southeast corner of the said Leon Lunsford remainder tract, same being the southwest corner of a tract of land as described by deed to Samuel J. Stone as recorded in Document Number 201907833, D.R.P.C.T., and now continuing with the common line between the said Stone tract and the said The Ranches at Valley View tract, passing at a distance of 2997.18 feet a found 2-1/2" steel post fence corner for the southeast corner of the said Stone tract, same being the southwest corner of a tract of land as described by deed to SMJ Ranch, Ltd., as recorded in Volume 1797, Page 758, D.R.P.C.T., and now continuing with the common line between the said SMJ Ranch tract and the said The Ranches at Valley View tract, passing at a distance of 3360.01 feet the southeast corner of the said SMJ Ranch tract, same being the most westerly southwest corner of a tract of land as described by deed to SMJ Ranch, Ltd., as recorded in Volume 838, Page 572, D.R.P.C.T., and now continuing with the common line between the said SMJ Ranch tract as recorded in Volume 838, Page 572 and the said The Ranches at Valley View tract, in all for a total distance of 3515.05 feet to an IRS, from which a re-entrant corner of the said SMJ Ranch tract as recorded in Volume 838, Page 572, same being the

northeast corner of the said The Ranches at Valley View tract bears North 89°50'58" East, a distance of 742.84 feet;

THENCE departing the said common line and over and across the said The Ranches at Valley View tract the following courses and distances:

South 24°52'34" West, a distance of 551.02 feet to an IRS;

South 01°36'53" West, a distance of 427.10 feet to an IRS;

South 17°04'03" West, a distance of 290.91 feet to an IRS;

South 00°09'02" East, a distance of 60.00 feet to an IRS;

South 26°11'41" West, a distance of 212.77 feet to an IRS;

South 00°09'02" East, a distance of 290.80 feet to an IRS;

South 16°24'37" East, a distance of 337.23 feet to an IRS;

South 00°09'02" East, a distance of 829.24 feet to an IRS;

South 89°50'58" West, a distance of 631.18 feet to the POINT OF BEGINNING and CONTAINING 8,594,505 Square Feet or 197.303 Acres of land more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, The Ranches at Valley View, LLC, acting herein by and through its duly authorized officer, Monte Magness, does hereby adopt this plat designating the herein described property as LOTS 1-159, THE RANCHES AT VALLEY VIEW WEST SUBDIVISION, an addition to Parker County, Texas (the County), and does hereby dedicate to the County:

(i) easements for the purposes shown on this plat and for the mutual benefit, use and accommodation of all public utility entities, including the County, providing services to the addition created hereby and desiring to use or using the same, and also an easement and right-of-way under, across and upon all lots shown hereon for the construction, installation, maintenance, operation, inspection, removal and reconstruction of the facilities, equipment and systems of such public utility entities; and for the use, benefit and accommodation of the County, an easement and right-of-way, under, across, and upon all lots shown hereon for any purpose related to the exercise of a governmental service or function including, but not limited to, fire protection and law enforcement, garbage collection, inspection and code enforcement, and the removal of any vehicle or obstacle that impairs emergency access. All lots and all streets shown hereon are private streets and are not dedicated for use as public streets or rights-of-way, and the public shall have no right to use any portion of such private streets. Owner acknowledges that so long as the streets and related improvements constructed on all lots shown hereon shall remain private, certain County services shall not be provided on said private streets including, but not limited to, routine law enforcement patrols, enforcement of traffic and parking regulations, and preparation of accident reports. Except for private streets and related improvements, no buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon or across the easements dedicated herein. The County and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other prohibited improvements or growths which may in any way endanger or interfere with their respective easements. In addition, the County shall have the right to remove and keep removed any vehicle or obstacle that impairs emergency access to its easement. The County and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements without the necessity at any time of procuring permission from anyone. The use, by the County and public utility entities, of their respective easements shall not unreasonably interfere with the rights of property owners and the homeowner's association (the "Association") in and to all lots shown hereon as set forth in the "Declaration of Covenants, Restrictions, and Easements for "The Ranches at Valley View West Subdivision", dated _____ recorded in County Clerk Document Number: _____ of the Land Records of Parker County, Texas.

THAT THE ASSOCIATION agrees to release, indemnify, defend and hold harmless the County and any governmental entity or public utility entity that owns public improvements within the addition created by this plat (collectively, the "Indemnities") from and against any claims for damages to the private streets, restricted access gates and entrances, and related appurtenances (collectively, the "Private Streets") caused by the reasonable use of the Private Streets by the Indemnities. This paragraph 2 does not apply to damages to the Private Streets caused by the design, construction or maintenance, or by any public improvements owned by any of the Indemnities.

THAT THE ASSOCIATION agrees to release, indemnify, defend, and hold harmless the Indemnities from and against any claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnities and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards. The indemnification contained in this paragraph 3 shall apply regardless of whether a contributing factor to such damages or injury was the negligent acts or omissions of the Indemnities or their respective officers, employees or agents.

THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT agrees to release the Indemnities from claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnities and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards.

THAT THE OBLIGATIONS of the Association and lot owners set forth in paragraphs 2, 3 and 4 above shall immediately and automatically terminate when the streets and other rights-of-way have been dedicated to and accepted by the County should such action occur at the same time in the future.

THE SOLE PURPOSE OF THIS CORRECTION PLAT IS TO CHANGE THE NAME OF THE SUBDIVISION.

THAT if all lots in the future becomes a public street as provided in the Declaration, Owner dedicates to the County a sidewalk easement on the portions of all lots upon which a sidewalk is installed connecting the sidewalk on all lots into public sidewalks on any adjacent and/or intersecting roadway, together with the area: (a) lying between such sidewalks and the lot line of all lots, and (b) the area lying within 1 foot of the other side of the sidewalks.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

WITNESS, my hand, this the 24th day of March, 2022.

BY:

The Ranches at Valley View, LLC


Monte Magness,
Authorized Agent

Monte Magness, Authorized Agent
Printed Name and Title

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Monte Magness, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24 day of March, 2022.


Notary Public



SURVEYOR'S CERTIFICATION

I, John Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of Parker County, Texas.



John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: March 24, 2022



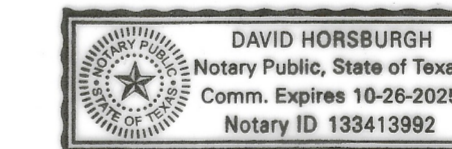
STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared John Margotta, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24th day of March, 2022.


Notary Public



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202211754
03/28/2022 04:26 PM
Fee: 88.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FINAL PLAT

LOTS 1-159

THE RANCHES AT
VALLEY VIEW WEST
SUBDIVISION

(159 LOTS)

BEING A 197.303 ACRE TRACT OF LAND SITUATED WITHIN

P. TACKETT SURVEY, ABST. NO. 1289, T & P.R.R. CO. SURVEY, ABST. NO. 1370, SEC. 123 & A.
NIBLETT SURVEY, ABST. NO. 2669, SEC. 124 & Z. NIBLETT SURVEY ABST. NO. 2244, SEC. 124

PARKER COUNTY, TEXAS

MARCH 2022

SHEET 4 OF 4


OWNER:
The Ranches at Valley View, LLC
665 Simonds Road
Williamstown, Massachusetts 01267

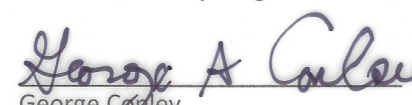
LAND SURVEYOR:

BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300


THE STATE OF TEXAS §
COUNTY OF PARKER §
APPROVED by the Commissioners Court of Parker County, Texas, on this the 28 day of March, 2022.


Pat Deen, County Judge


George A. Cooley
Commissioner Precinct #1


Craig Peacock
Commissioner Precinct #2


Larry Walden
Commissioner Precinct #3


Steve Dugan
Commissioner Precinct #4

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